

AGENDA ITEM #5

Consideration of Resolution 2021-53 approving the final plat on the Scenic Slopes P.U.D. Subdivision, Phase 2 located on the Mormon Trail north of Wells Crossing for the creation of thirty-three (33) lots in the R-1-21 zone.

**GRANTSVILLE CITY
RESOLUTION NO. 2021-53**

**A RESOLUTION APPROVING THE FINAL PLAT ON THE SCENIC SLOPES P.U.D.
SUBDIVISION, PHASE 2 FOR THE CREATION OF THIRTY-THREE (33) SINGLE
FAMILY LOTS IN THE RM-1-21 ZONE**

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

WHEREAS, Mountain Vista Development, Inc. and Monte Kingston submitted an application for a final subdivision plat for the Scenic Slopes P.U.D. Subdivision, Phase 2, Grantsville City, Utah for the creation of 33 single family lots in the RM-1-21 zone;

WHEREAS, the proposed amendments of the subject property are permitted in the RM-1-21 zone as indicated in the Grantsville City Land Use Management and Development Code (GLUMDC);

WHEREAS, the Grantsville City Planning and Zoning Commission reviewed the final plat in a regularly scheduled public meeting for compliance with the requirements of the pertinent Grantsville City code requirements, and found that the proposed final plat has met or can meet the requirements of GLUMDC;

WHEREAS, Mountain Vista Development, Inc. and Monte Kingston are required to construct certain public improvements;

WHEREAS, the Grantsville City Council hereby determines that it is in the best interest of the City to approve the final subdivision plat for Mountain Vista Development, Inc. and Monte Kingston at the Scenic Slopes P.U.D. Subdivision, Phase 2 located in Grantsville City, Utah for the creation of 33 single family lots in the RM-1-21 zone.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
GRANTSVILLE CITY, STATE OF UTAH, AS FOLLOWS:**

Section 1. Final Plat. The City of Grantsville approves the Final Plat Amendment provided in Exhibit A.

Section 2. Severability Clause. If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution and all provisions, clauses and words of this Resolution shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS
4th DAY OF AUGUST, 2021.

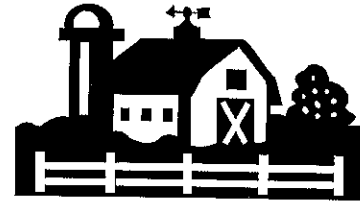
BY ORDER OF THE
GRANTSVILLE CITY COUNCIL

By Mayor Brent K. Marshall

ATTEST

Christine Webb, City Recorder

MEMORANDUM



DATE: July 29, 2021
TO: Christine Webb, City Recorder
FROM: Kristy Clark, Zoning Administrator
RE: **ZONING ITEMS UP FOR CONSIDERATION AT COUNCIL MEETING TO BE HELD AUGUST 4, 2021**

City Council Agenda Item #5: Consideration of Resolution 2021-53 approving the final plat on the Scenic Slopes P.U.D. Subdivision, Phase 2 located on the Mormon Trail north of Wells Crossing for the creation of thirty-three (33) lots in the R-1-21 zone.

The Planning Commission motioned to recommend approval of this agenda item on July 8, 2021 with some discussion and the motions are at the end of the discussion:

Monte Kingston was present for this item and stated to the Commission: There has been one issue that has come up. The City located a water line that wasn't recorded across Mormon Trail. We are working with them in resolving that issue.

Gary Pinkham stated "So they found it and it is in the way?"

Monte Kingston stated: "It cuts through 4 lots instead of one."

Gary Pinkham stated: "That's going to get fixed though?"

Monte Kingston stated: "Yes, it's being fixed."

Attorney Brett Coombs stated: "I have one quick question, is the park and all the amenities with the park being developed in this phase?"

Monte Kingston stated: "The park, and the land, is being dedicated to the city."

Gary Pinkham stated: "Will this address the open space issues with Wells Crossing and Hunter Estates?"


Monte Kingston stated: yes. There are 20 acres which is more than enough open space for both developments

Jaime made the motion to recommend approval the Final Plat for Mountain Vista Development and Monte Kingston on the Scenic Slopes P.U.D. Subdivision - Phase 2 located on the Mormon Trail north of Wells Crossing for the creation of thirty-three (33) lots in the R-1-21 zone. Gary Pinkham seconded the motion. All voted in favor and the motion carried unanimously.



Project Memorandum

To Kristy Clark, Grantsville City Planning and Zoning Administrator
From Shay Stark, Contract City Planner
Date July 2, 2021
CC
Subject Scenic Slopes Subdivision PUD - Phase 2 – Final Plat – Planning Commission Memo



A Final Plat application has been submitted to Grantsville City for the Scenic Slopes Subdivision PUD Phase 2 (Project). The Project has been reviewed by City staff with multiple reviews, meetings and revisions conducted.

Project Overview

Zoning: R-1-21 requesting minimum 4,500 square foot lots under the PUD.

Lots: 33 single family residential lots.

Total Acreage: 5.65 acres

Single-Family Residential Density for the 32.857 acres is 66 lots for a gross density of 2 dwellings per acre.

Technical Review Comments

The review comments from the previous reviews have been attached in the supporting documentation. The applicant has provided revised drawings based upon the staff review comments which the City has found to have addressed all of the issues except for one and feels the application is ready to bring before Planning Commission.

The remaining issue that needs to be addressed is that a note needs to be added to each detail that utilizes concrete to state that 4,500 psi concrete is required. This issue can be addressed on the construction drawings.

Recommendation:

Based upon a favorable recommendation from the City Engineer and favorable consideration by Planning Commission, it is recommended that the Planning Commission provide a recommendation to the City Council for the approval of the Scenic Slopes Subdivision PUD Phase 2 Final Plat. Please state any specific requirements or guidance that Planning Commission would like addressed in the motion.

-END-


SCENIC SLOPES SUBDIVISION PHASE 2

FINAL PLAT

SUPPORTING DOCUMENTATION



Project Memorandum

To Kristy Clark, Grantsville City Planning and Zoning Administrator
From Shay Stark, Contract City Planner
Date May 17, 2021 updated July 2, 2021 
CC
Subject Scenic Slopes Subdivision PUD Phase 2 – Final Plat Submittal 3rd Review

Revised drawings have been submitted and reviewed. Comments are found in Red.

Revised drawings were submitted, and a staff review was held June 9, 2021. The comments from the staff review are found in Blue.

A DRC was held on May 18, 2021 and the comments from the DRC are incorporated into this memo. The City comments will be provided separately.

An application has been submitted to Grantsville City for Scenic Slopes Subdivision PUD Phase 2 - Final Plat (Project). The following documents have been taken into consideration with this review:

Scenic Slopes Subdivision PUD Phase 1 Final Plat submittal including:

- A. Geotechnical Subsurface Investigation – Scenic Slopes – Grantsville Utah 84029, produced by Terra Engineering and Consulting, LLC, and dated July 8, 2020.
- B. Scenic Slopes Subdivision Trip Generation Study, produced by Hales Engineering, and Dated September 28, 2020.
- C. Scenic Slopes Subdivision PUD Phase 2 – Final Plat Drawing Package provided by Focus Engineering and Survey LLC and Dated; April 26, 2021 consisting of 45 drawing sheets.

Project Overview

Zoning: R-1-21 requesting minimum 4,500 square foot lots under the PUD.

Lots: 33 single family residential lots.

Total Acreage: 5.65 acres

Single-Family Residential Density for the 32.857 acres is 66 lots for a gross density of 2 dwellings per acre.

- Bulleted items are action items.

Submission and Checklist Compliance

- Check with Kristy for any issues. Is the submittal complete? Yes

Technical Review Comments

Geotechnical Study:

The study found that there are unstable types of soils from 1.5 to 4 feet below the topsoil. The soils below this seem to be very stable. The subdivision drawings show that on the north and east sides fill material will be placed to build up the finish grades. It will be critical to consider how this will affect the design of foundations and footing in these areas.

The report recommends a pavement design consisting of 3" asphalt on, 8" untreated aggregate road-base. It recommends that exposed native subbase is reworked to a depth of 12". The City requires imported subbase. The city minimum standard is 3" asphalt on, 6" road-base on, 8" sub-base for stable soils.

The City agrees with the report's recommendation for Geotechnical observation during excavation.

Trip Generation Study:

The trip generation study projects 710 daily trips generated by the proposed subdivision. 52 of those trips are projected to be generated during morning peak hour and 72 during evening peak hour. This is based upon a land use of 66 single family units.

The trip generation study does not take into consideration the use of the regional park surrounding the subdivision.

Preliminary Drawings:

General:

- Replace City General Notes with file dated May 3, 2021 in file name. (Complete)
- Please address Gary's comments.
- Add 4,500 psi to details. The note is on the General notes but has not been added to the detail sheets.

Plat:

- No Comments

Streets:

- There are no cross walks shown on the entrances to Mormon Trail. The grades in the intersections will not meet ADA. Add crosswalks at the street entrances on Mormon

Trail. The grades will need slight adjustment to make sure the ADA ramp enters the street with less than 2% cross slope. (Complete)

- Discuss traffic control. Sheet PP-3 the street sign that is shown on Lot 232 should be located across the street from the stop sign on the corner of Lot 233. It may be combined with the speed limit sign and shifted more toward the corner? The street sign that is shown on Lot 133 should be moved to the corner of Lot 127. (Complete)
- Add ADA ramps and street crossings at the trail crossings on the streets and both ends of Parcel B. (Complete)

Water:

- Discuss service locations with public works. Any issues? Public Works will provide redlines if there are any issues.
- Did we ever determine if the culinary water line crosses the north end of Lot 201? We need to have the City locate the line and mark it where it crosses the street and through the Scenic Slopes Parcel if that is where it runs. This line has been located by the contractor as part of the phase 1 construction. It was no where near where we thought it might be. The line will need to be relocated as it runs through several lots. It will not be an issue for Phase 2.
- Please see Fire Marshall comments.
- Provide updated meter detail.

Sanitary Sewer: (Complete)

- Discuss service locations with public works. Any issues? Public Works will provide redlines if there are any issues.
- Sheets PP-12 through 14 the match line numbers are not corrected.
- C-7.1 lots 209 and 211 No bends on service lines

Storm Water:

- Fire hydrant may be in conflict with storm drain at match line on PP-3 and fire hydrant PP-2 may have storm drain conflict. (Complete)

Postal:

- Where will the CBU's be located? Parcel A2. Shift cluster box to the east of the street frontage for Parcel A2. (Complete)

Development Agreement: No new terms are required in the Development Agreement.

- Are there any specific terms that need to be added to the Development Agreement for this phase?

-END-

RESPONSE MEMO



To: Kristy Clark
CC: Monte Kingston
From: Jacob Holmes 801-352-0075
Date: 6/21/2021
Re: Scenic Slopes Phase 2 Response Memo

Aqua Memo

- Please address Gary's comments.

See "Gary Pinkham Memo" section below

- Add 4,500 psi to details.

Note added to each detail sheet specifying 4500 psi minimum for concrete.

- Discuss service locations with public works. Any issues? Public Works will provide redlines if there are any issues.

None provided

- Did we ever determine if the culinary water line crosses the north end of Lot 201? We need to have the City locate the line and mark it where it crosses the street and through the Scenic Slopes Parcel if that is where it runs.

Please notify Focus when this has been completed

- Please see Fire Marshall comments.

See "Fire Marshall Memo" section below

- Provide updated meter detail.

Meter detail updated to include sand in the design

June 21, 2021

- Discuss service locations with public works. Any issues? Public Works will provide redlines if there are any issues.

None provided

- Sheets PP-12 through 14 the match line numbers are not corrected.

Match lines have been updated

- C-7.1 lots 209 and 211 No bends on service lines

Bend has been taken out of sewer service

Gary Pinkham Memo

It appears they are narrowing the City street ROW by 7' and not moving the units back to the required 25' for the front setback. This gives the impression they are giving more front set back while actually taking our ROW away from us.

The street widths have been agreed upon in the PUD agreement

Sheet C2 - The lot setback detail shows 7' PU & DE, code requires 7.5' and it still shows less than 25' front setback while City code requires 25'.

The setbacks have been agreed upon in the PUD agreement

Note 5 is regarding irrigation water shares. Is the developer saying they are furnishing $\frac{1}{4}$ share per lot with each lot?

Yes

No half width dedication for future South Street is shown along the North boundary. Are we saying there will never be an extension of South Street, or, are we unfairly obligating the property owners to the North to furnish the full street?

Development to the north will furnish extension of South Street

Sheet C3 - There is a sewer line flag in the center of the sheet, but, there is no sewer shown?

Flag removed

The fire turnaround does not have curb and gutter shown on it.

The fire turnaround is not paved, and is bordered by a swale to convey stormwater south to the curb and gutter.

No sidewalks are shown on Snow Way, this is the primary point of access to the park from the South. Are we asking people to walk in the weeds or in the traffic? Will the developer bond for their installation at a later time or is there going to be a note filed on the plat to make it the responsibility of the lots to the East?

City has agreed to the shown improvements to Snow Way. If the property to the East subdivides, they may be responsible to install sidewalk.

Sheet C3.1 – The street section shows a 59' ROW not the 66' required by City code.

The street widths have been agreed upon in the PUD agreement

Sheet C3.2 – The existing residences need to be tied into the sewer in Snow Way per code

Existing laterals labeled in sewer plan

Sheet C4 – There is a note referring to Douglas County. I believe Douglas County is in Oregon.

Notes removed

Sheet C5 through C5.4 – The cut/fill table shows roughly 81,600 CY of cut. At 10% shrink it will yield roughly 73,000 CY of fill. Again, allowing for shrink this will require roughly 33,000 CY of import. Does the cost estimate for the project properly address this?

Cut and Fill provided for comparison purposes. Contractor to determine shrinkage factor based on soil on site.

Sheets PP1 through PP5 – The street section needs to show 66' street ROW per City code.

The street widths have been agreed upon in the PUD agreement

Sheets PP12 through PP14 – The match line numbering is not correct on each sheet. Correct the numbering.

Match lines updated

Sheet PP8 – The improvements of the Mormon Trail should carry out to the South end of the project. If not, is the developer going to bond for the final completion or is the City going to foot the bill?

Per the agreement with the city, Mormon Trail half-width has been improved from the rear lot line of lot 110 to the rear lot line of lot 201

Sheet D1 – Add sand to bottom of meter detail.

Meter detail updated to include sand in the design.

June 21, 2021

Sheet D9 –The Grantsville City Construction Notes need to be added with the new note regarding 4500 PSI concrete.

Note added to D9 specifying concrete strength

Sheets D2 through D7 – Revise the detail notes to require 4500 psi concrete.

Note added specifying 4500 psi minimum for concrete.

Fire Marshall Memo

- 1) The fire hydrants appear compliant with city standards
- 2) The streets appear compliant with city standards
- 3) The cul-de-sacs appear compliant with city standards and the IFC.

All Fire Marshall concerns have been addressed.

DRC NOTES SCENIC SLOPES PH 2, 2ND REVIEW – GARY PINKHAM – PLANNING & ZONING

GENERAL NOTES:

My previous comments regarding this project are still a concern for me.

It appears they are narrowing the City street ROW by 7' and not moving the units back to the required 25' for the front setback. This gives the impression they are giving more front set back while actually taking our ROW away from us.

SHEET NOTES:

Sheet C2 - The lot setback detail shows 7' PU & DE, code requires 7.5' and it still shows less than 25' front setback while City code requires 25'. Note 5 is regarding irrigation water shares. Is the developer saying they are furnishing ½ share per lot with each lot? No half width dedication for future South Street is shown along the North boundary. Are we saying there will never be an extension of South Street, or, are we unfairly obligating the property owners to the North to furnish the full street?

Sheet C3 - There is a sewer line flag in the center of the sheet, but, there is no sewer shown? The fire turnaround does not have curb and gutter shown on it. No sidewalks are shown on Snow Way, this is the primary point of access to the park from the South. Are we asking people to walk in the weeds or in the traffic? Will the developer bond for their installation at a later time or is there going to be a note filed on the plat to make it the responsibility of the lots to the East?

Sheet C3.1 –The street section shows a 59' ROW not the 66' required by City code.

Sheet C3.2 – The existing residences need to be tied into the sewer in Snow Way per code

Sheet C4 – There is a note referring to Douglas County. I believe Douglas County is in Oregon.

Sheet C5 through C5.4 –The cut/fill table shows roughly 81,600 CY of cut. At 10% shrink it will yield roughly 73,000 CY of fill. Again, allowing for shrink this will require roughly 33,000 CY of import. Does the cost estimate for the project properly address this?

Sheets PP1 through PP5 – The street section needs to show 66' street ROW per City code.

Sheets PP12 through PP14 – The match line numbering is not correct on each sheet. Correct the numbering.

Sheet PP8 – The improvements of the Mormon Trail should carry out to the South end of the project. If not, is the developer going to bond for the final completion or is the City going to foot the bill?

Sheet D1 – Add sand to bottom of meter detail.

Sheet D9 –The Grantsville City Construction Notes need to be added with the new note regarding 4500 PSI concrete.

Sheets D2 through D7 – Revise the detail notes to require 4500 psi concrete.



Grantsville Volunteer Fire Department

26 North Center Street
P.O. Box 673
Grantsville, Utah 84029
Web Site: www.grantsvillefd.com
Email: gvfd@aros.net

To: Kristy Clark

5 May, 2021

From: Brad Clayton FM

Ref: Scenic Slopes

In reviewing the latest provide plans for Scenic Slopes dated 4-26-2021 and using page C8 I have the following comments.

- 1) The fire hydrants appear compliant with city standards
- 2) The streets appear compliant with city standards
- 3) The cul-de-sacs appear compliant with city standards and the IFC.

DRC NOTES SCENIC SLOPES PH 2-- GARY PINKHAM -- PLANNING & ZONING

GENERAL NOTES:

It appears that the developer has not responded to many of our previous comments regarding the need to meet the City's codes and standards while continuing to offer substantially less and non-compliant design. He is getting his full density while only building one third of the infrastructure which is a big profit for him in addition he is asking for all kinds of waivers of our ordinances and codes to further enhance his bottom line and then not offering to finish his obligations to us to complete the construction of the Mormon Trail or Snow Way to City standards. I understand that the City is getting a larger area for the park, but, he already owed us much of that. With the fact that roughly half of the lots will only get a single car driveway due to utility service constraints on these very narrow lots, parking is going to be a real problem in this development. With the fact that there will be no vehicle access to the back of the lots, all parking will be in the driveway or in the street. Since the back yards are not going to be accessible and probably of little use to the residents I can see no reason to crowd the units up to the street and have the vehicle parking back onto the City right-of-way. We should require the 25' front yard set back the City's code calls for in the RM-7 and RM-15 code which is similar to what he is trying to build. This would still give them roughly 35' of back yard. This will allow the owner to park his vehicle on his driveway and keep the City's ROW clear. It appears they are narrowing the City street ROW by 7' and not moving the units back to the required 25' for the front setback. This gives the impression they are giving more front set back while actually taking our ROW away from us.

SHEET NOTES:

Sheet C2 - The lot setback detail shows 7' PU & DE, code requires 7.5' and it still shows less than 25' front setback while City code requires 25'. Note 5 is regarding irrigation water shares. Is the developer saying they are furnishing ½ share per lot with each lot? No half width dedication for future South Street is shown along the North boundary. Are we saying there will never be an extension of South Street, or, are we unfairly obligating the property owners to the North to furnish the full street? Add a note stating that no driveways will be permitted onto the Mormon Trail.

Sheet C3 - A new utility line was just installed along the east side of the Mormon Trail. Is this new line in the road ROW or inside the project? Does there need to be an easement for this line placed on the project? There is a sewer line flag in the center of the sheet, but, there is no sewer shown? There is sewer, water, and storm drain easement shown across the City park parcel. Who is the City to grant this easement to? There is a 50' radius easement shown for the fire turn around. Who is the City to grant this easement to? The fire turnaround does not have curb and gutter shown on it. No sidewalks are shown on Snow Way, this is the primary point of access to the park from the South. Are we asking people to walk in the weeds or in the traffic? Will the developer bond for their installation at a later time or is there going to be a note filed on the plat to make it the responsibility of the lots to the East? We will need a detail showing how the rock retaining wall and 6' vinyl fence will be installed along the North property line.

Sheet C3.1 - The proposed driveway location for lot 232 is in violation of City code. The cluster mail box is being located on City property directly in line with the trail to the South. Is this OK?

The street section shows a 59' ROW not the 66' required by City code. Note 1 requires the City to issue encroachment permits for work in the State ROW, this is not correct.

Sheet C3.2 – Show existing water and sewer in the future Snow Way. Are they really there?

Sheet C4 – There is a note referring to Douglas County. I believe Douglas County is in Oregon. There are no ADA ramps on the corners at the Mormon trail. There are no ADA ramps at the ends of the trails to accommodate the trail system. The cluster post box is placed in line with the trail. There is no ADA ramp at the end of the cul-de-sac to access the trail. Note 1 again requires the City to issue UDOT encroachment permits.

Sheet C5 through C5.4 – Note 5 again requires the City to issue UDOT encroachment permits. The cut/fill table shows roughly 81,600 CY of cut. At 10% shrink it will yield roughly 73,000 CY of fill. Again, allowing for shrink this will require roughly 33,000 CY of import. Does the cost estimate for the project properly address this?

Sheet C6 and C6.3 – Provide a detail of the inlet with rip rap collar and debris protection.

Sheet C6 through C8.1 - Notes again require the City to issue UDOT encroachment permits.

Sheets PP1 through PP5 – The street section needs to show 66' street ROW per City code.

Sheets PP1 through PP22 – The match line numbering is not correct on nearly every sheet. Correct the numbering and provide missing sheets if necessary.

Sheet PP1 – The fire hydrant lateral does not have the minimum separation from the storm line. Revise the profile sheet to lower the water main to provide required separation. Complete the profile for the water line to the tie in point West of the Mormon Trail.

Sheet PP 2 – The fire hydrant lateral is going right through the center of the storm line. Revise the profile sheet to lower the water main to provide required separation.

Sheet PP3 – Verify proper separation between the fire hydrant lateral and the storm line.

Sheet PP5 – The water main and the sewer main are in conflict with each other at Sta 14+80. The same may be true to the Southwest where the two mains cross each other. The elevation of the water main at Sta 15+35 shows it to be roughly 4469. Sheet PP22 shows the same main at this point at roughly 4471.5. Redesign these runs and provide corrected profile sheets for PP 5 and PP22.

Sheet PP8 – The improvements of the Mormon Trail should carry out to the South end of the project. If not, is the developer going to bond for the final completion or is the City going to foot the bill?

Sheet PP9 – The pond cross section shows no free board on the low side of the pond.

Sheet PP14 – Show the existing utilities in South Street to insure proper separation between the water and sewer. There is no vertical scale shown for the profile.

Sheet PP22 – This profile does not tie in with Sheet PP5. Correct both sheets.

Sheet D1 – The detail in the upper left corner does not comply with the Grantsville City Construction Notes requirements and is not needed for this project. Delete this detail. Add sand to bottom of meter detail.

Sheet D8 – Add a detail showing added depth to storm box for sump under snout. APWA 315 does not comply with this requirement.

Sheet D9 – Grantsville City grading Note 5 needs to be revised. The Grantsville City Construction Notes need to be added with the new note regarding 4500 PSI concrete.

GRANTSVILLE CITY
ZONING DEPARTMENT

429 EAST MAIN STREET
GRANTSVILLE, UTAH 84029
PHONE (435) 884-3411
FAX (435) 884-0426

Final Plat Fees:

\$2000.00 - Plat Review
\$125.00 per Lot

$2,000 + 4,125 = \$6,125$
(ALL FEES ARE SUBJECT TO CHANGE)

FINAL PLAT APPLICATION

Date of Application April 28, 2021

Property Location Mormon Trail Road, north of Wells Crossing

Property Owner(s) Mountain Vista Development, Inc.

Owner Phone L

Acting Agent Name Monte Kingston

Acting Agent Phone _____


Email Address lrkingston@me.com

Subdivision Name Scenic Slopes - Phase 2

Number of Acres in Subdivision 5.6 Acres

Total Number Lots 33 Lot Sizes 4,500 - 8,418 s.f.

Current Zoning of Property R-1-21 PUD Parcel Number 01-077-0-0057


Signature of Applicant or Agent



VICINITY MAP
N.T.S.

- LEGEND**
- BOUNDARY
 - SECTION LINE
 - EASEMENT
 - RIGHT-OF-WAY LINE
 - BUILDING SETBACK
 - EXISTING PROPERTY LINE
 - SECTION MONUMENT (FOUND)
 - STREET MONUMENT (TO BE SET)
 - BOUNDARY MARKERS
 - STREET MONUMENT (EXISTING)

- NOTES**
- 75' x 24' REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
 - PARCEL A2 IS HEREBY CONVEYED TO GRANTSVILLE CITY AND DEDICATE AS OPEN SPACE.
 - (B-M): BOUNDARY TO MONUMENT
 - (M-M): MONUMENT TO MONUMENT
 - WATER SHARES FOR EACH LOT WILL BE RESTRICTED TO THE EQUIVALENT OF A LOT 1 THE SIZE OR ROUGHLY 2,500 SF OF IRRIGATED SURFACE. FRONT YARDS ARE TO BE XERISCAPED.
 - NO DRIVEWAYS WILL BE PERMITTED ON MORMON TRAIL.

RECORD OF SURVEY

PER STATE STATUTE 17-23-17, A SURVEY THAT INCLUDES THE LANDS SHOWN HEREON HAS BEEN COMPLETED AND FILED IN THE OFFICE OF THE TOOELE COUNTY SURVEYOR AND ASSIGNED FILE NO. _____

GRANTSVILLE CITY PUBLIC WORKS

APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE DIRECTOR OF PUBLIC WORKS FOR GRANTSVILLE CITY

DIRECTOR, GRANTSVILLE CITY PUBLIC WORKS

TOOELE COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____ A.D. 20____

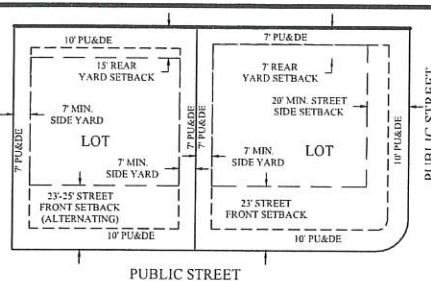
ROS # _____

TOOELE COUNTY SURVEY DIRECTOR

GRANTSVILLE CITY ENGINEER OR DESIGNEE

APPROVED THIS _____ DAY OF _____ A.D. 20____

GRANTSVILLE CITY ENGINEER

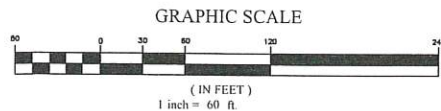


SCENIC SLOPES P.U.D.

PHASE 2

FINAL PLAT

LOCATED IN THE SW 1/4 OF SECTION 1, T3S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



WEST QUARTER CORNER
SECTION 1, T3S, R6W, SLB&M
(FND. TOOELE COUNTY BRASS CAP)
DATE 1989

POINT OF BEGINNING

NORTH 1/4 CORNER OF
SECTION 1, T3S, R6W, SLB&M
RECORD LOCATION

EAST QUARTER CORNER
SECTION 1, T3S, R6W, SLB&M
(FND. TOOELE COUNTY BRASS CAP)
DATE 2007

CALCULATED CENTER OF
SECTION 1, T3S, R6W, SLB&M
FOUND REBAR & CAP
(PLS #166346)

CONTAINS: 5.65 ACRES +/-, 33 LOTS AND 1 PARCEL

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREINAFTER TO BE KNOWN AS

SCENIC SLOPES P.U.D. PHASE 2 FINAL PLAT

THE UNDERSIGNED OWNERS HEREBY DEDICATE TO GRANTSVILLE CITY ALL THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO GRANTSVILLE CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY SERVICE LINES AND FACILITIES

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____

HAND THIS _____ DAY OF _____ A.D. 20____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF MOUNTAIN VISTA, A DEVELOPMENT, A UTAH INC. AND THAT HE/SHE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

TRUSTEE

STATE OF UTAH)
COUNTY OF _____)

ON THIS _____ DAY OF _____ IN THE YEAR 20____, BEFORE ME, _____, PERSONALLY APPEARED _____, AS TRUSTEE OF THE _____, UNDER TRUST INSTRUMENT DATED _____, WHO ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY WITH AUTHORITY TO DO SO.

NOTARY SIGNATURE

**SCENIC SLOPES P.U.D.
PHASE 2
FINAL PLAT**
LOCATED IN THE SW 1/4 OF SECTION 1, T3S, R6W,
SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

NO. _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE
REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE \$ _____
TOOELE COUNTY RECORDER

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

PREPARED FOR

OWNER/DEVELOPER
DRP MANAGEMENT
2885 SOUTH MAIN STREET
SALT LAKE CITY, UTAH 84115
(801) 664-2800
CONTACT: MILLIE PARKER

PREPARED BY



TOOELE COUNTY TREASURER

APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE TOOELE COUNTY TREASURER.
PROPERTY TAXES DUE AND OWING HAVE BEEN PAID IN FULL.

TOOELE COUNTY TREASURER

GRANTSVILLE CITY FIRE DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE GRANTSVILLE CITY FIRE DEPARTMENT

GRANTSVILLE CITY FIRE DEPARTMENT

CITY MAYOR

APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE GRANTSVILLE CITY MAYOR:

ATTEST: CITY RECORDER _____ MAYOR _____

GRANTSVILLE CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY
THE GRANTSVILLE CITY PLANNING COMMISSION.

CHAIRMAN, GRANTSVILLE CITY PLANNING COMMISSION

CITY ATTORNEY

APPROVED AS TO FORM ON THIS _____
DAY OF _____ A.D. 20____

GRANTSVILLE CITY ATTORNEY